

**Planning and Zoning Commission
Minutes of September 19, 2019**

Commissioners Present: Chairman Hal Lawler, Nick Barrera, Karen Wheeler-Hall, Christina Tschappat, Trey Kendrick, Richard Warren, Jo Ann Pitzer

Commissioners Absent: Commissioners Mark Follis and Lou Ann Martin

City Staff Present: Assistant City Attorney Clark Askins, Assistant City Manager Jason Weeks, City Planner Ian Clowes, Planning Technician Chase Stewart

1. CALL TO ORDER:

Chairman Lawler called the meeting to order at 6:00 p.m.

2. ROLL CALL OF MEMBERS:

Commissioners Follis and Martin were absent for the meeting.

3. Consider Approval of Meeting Minutes:

a) August 15, 2019 Minutes

Motion by Commissioner Tschappat to approve the proposed meeting minutes.

Second by Commissioner Warren

Motion to approve carried

Ayes: Commissioners Barrera, Wheeler-Hall, Tschappat, Kendrick, Warren, Pitzer and Chairman Lawler

Nays: None

Motion to approve passes, 7-0

- 4. Public Hearing (6:00 pm):** Open public hearing to receive input on an application for Zone Change #19-92000005, a request by Francisco and Ileana Saucedo, applicant and owner; for approval of a zone change from General Commercial (GC) to Low Density Residential (R-1), on a 0.29 acre tract of land located at the northeast corner of N. 1st St. and W. Tyler St., and legally described as Lots 13-16, Block 85, Town of La Porte.

- a) **Staff Presentation:** Ian Clowes, City Planner, presented the zone change request to the Planning and Zoning Commission. Staff determined the request would not be considered spot zoning. An approved zone change would permit the construction of a single-family home on the property.
- b) **Applicant Presentation:** Francisco Saucedo – 2721 Martin St., Pasadena, TX. The applicant stated his intent to build a single-family home on the site.
- c) **Public Comments:** None

d) **Question and Answer: N/A**

Motion by Commissioner Kendrick to approve the proposed zone change #19-92000005
Second by Commissioner Warren **Motion to approve carried**

Ayes: Commissioners Barrera, Wheeler-Hall, Tschappat, Kendrick, Warren, Pitzer and Chairman Lawler

Nays: None **Motion to approve passes, 7-0**

5. **Future Land Use Map Amendment (6:09 pm):** Consider a recommendation to City Council on a proposed amendment to the Future Land Use Map component of the La Porte Comprehensive Plan by amending the land use designation for a 0.29 acre tract of land located at the northeast corner of N. 1st St. and W. Tyler St., and legally described as Lots 13-16, Block 85, Town of La Porte, from "Commercial" to "Low Density Residential".

a) **Staff Presentation: N/A**

b) **Question and Answer: N/A**

Motion by Commissioner Warren to approve the proposed Future Land Use Map amendment.

Second by Commissioner Barrera **Motion to approve carried**

Ayes: Commissioners Barrera, Wheeler-Hall, Tschappat, Kendrick, Warren, Pitzer and Chairman Lawler

Nays: None **Motion to approve passes, 7-0**

6. **Discussion:**

a) **High priority Chapter 106 Amendments**

- Definition of "Truck Stops"
- How to address Façade Requirements
- Hazardous Truck Route and Hazardous Trucking Use clarification
- Warehousing and Distribution Uses

7. **Administrative Reports:**

a) **Update on City Council actions**

- Approval of proposed warehouse on S. 16th St. and W. M St.

- Canada Rd. and Fairmont Pkwy. Apartments to be heard by Council, upcoming Monday.
- 11311 Spencer Hwy. Zone Change proposal was withdrawn by the applicant.
- Denial with prejudice Chapter 106 amendment to be heard by Council, upcoming Monday.

8. **Commission Comments:** Commissioner Barrera asked about a time limit on public comments.

9. **Adjourn (6:25pm):**

Motion by Commissioner Warren to adjourn the meeting.

Second by Commissioner Tschappat

Motion to adjourn carried

Ayes: Commissioners Barrera, Wheeler-Hall, Tschappat, Kendrick, Warren, Pitzer and Chairman Lawler

Nays: None

Motion to adjourn passes, 7-0

Respectfully submitted,



Chase Stewart
Planning Technician

Passed and Approved on October 17th, 2019.



Hal Lawler
Chairman, Planning and Zoning Commission

Trey Kendrick
Secretary, Planning and Zoning Commission